

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: Kennedy Oaks

PETS Activity Number: LPA05026

Project Type: B (2 Lot Subdivision)

Description: 15-12-20-204-0000

Submittal Date: 08/17/05 Scan Date: 08/18/05

Status: Under Review Conditional Approval Approved

LEGAL DESCRIPTION FOR LOT 4-A

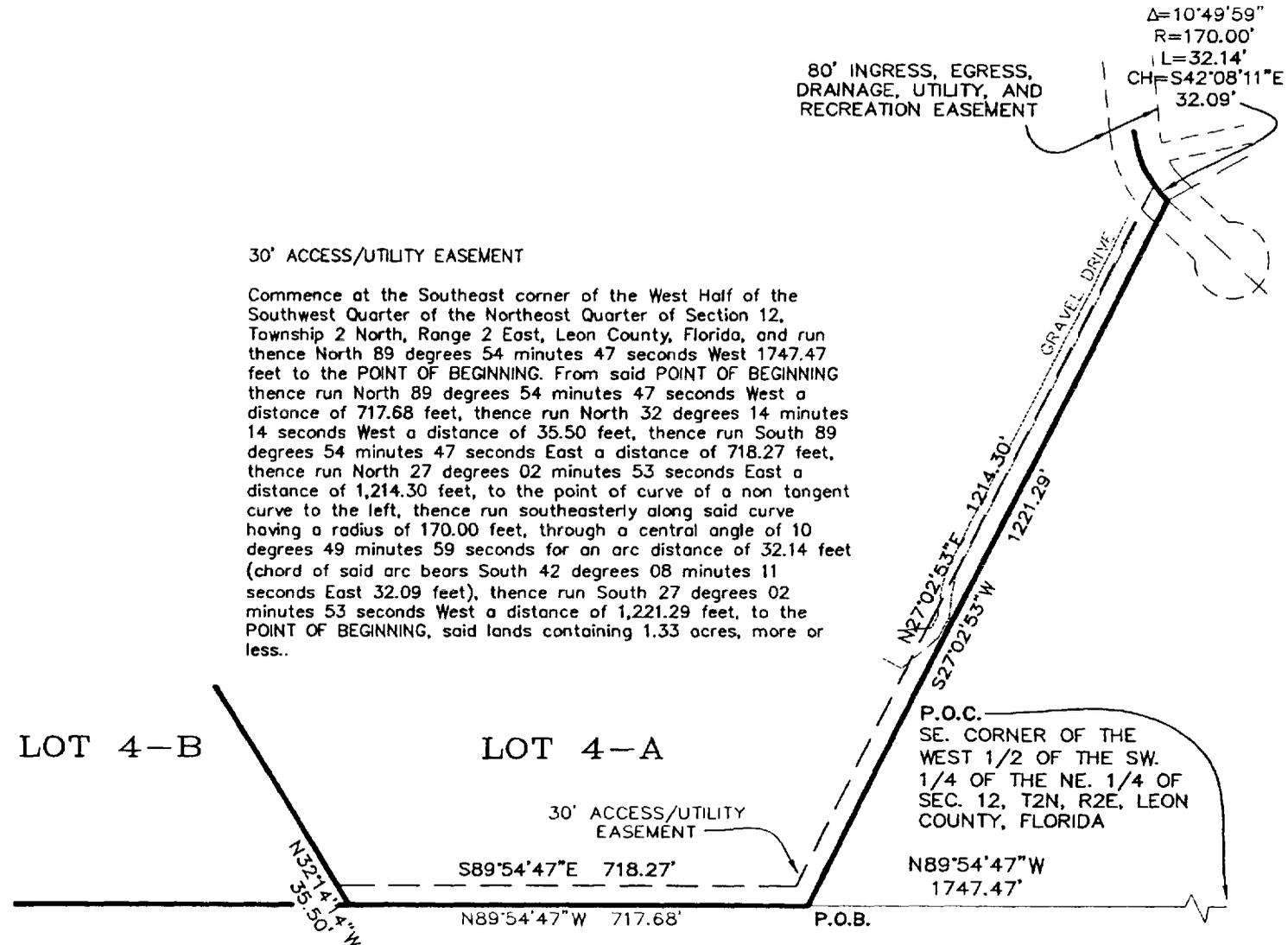
Commence at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 2 East, Leon County, Florida, and run thence North 89 degrees 54 minutes 47 seconds West 1747.47 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 54 minutes 47 seconds West a distance of 717.68 feet, thence run North 32 degrees 14 minutes 14 seconds West a distance of 1,127.79 feet, thence run North 84 degrees 31 minutes 16 seconds East a distance of 368.53 feet, thence run South 52 degrees 47 minutes 55 seconds East a distance of 555.55 feet, thence run North 52 degrees 19 minutes 32 seconds East a distance of 1222.92 feet to the point of curve of a non tangent curve to the right, thence run southerly along said curve having a radius of 230.00 feet, through a central angle of 23 degrees 51 minutes 10 seconds for an arc distance of 95.75 feet (chord of said arc bears South 18 degrees 21 minutes 16 seconds East 95.06 feet), thence run South 06 degrees 25 minutes 41 seconds East a distance of 118.13 feet, to a point on a curve concave southeasterly, thence run southeasterly along said curve having a radius of 170.00 feet, through a central angle of 41 degrees 07 minutes 30 seconds for an arc distance of 122.02 feet (chord of said arc bears South 26 degrees 59 minutes 26 seconds East 119.42 feet), thence run South 27 degrees 02 minutes 53 seconds West a distance of 1221.29 feet to the POINT OF BEGINNING, said lands containing 28.56 acres, more or less.

LEGAL DESCRIPTION FOR LOT 4-B

Commence at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 2 East, Leon County, Florida, and run thence North 89 degrees 54 minutes 47 seconds West 2465.15 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 54 minutes 47 seconds West a distance of 836.93 feet, thence run South 89 degrees 04 minutes 15 seconds West a distance of 733.77 feet, thence run North 45 degrees 07 minutes 53 seconds East a distance of 1,367.25 feet, thence run South 32 degrees 14 minutes 14 seconds East a distance of 1,127.79 feet, to the POINT OF BEGINNING, said lands containing 17.15 acres, more or less.

30' ACCESS/UTILITY EASEMENT

Commence at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 2 East, Leon County, Florida, and run thence North 89 degrees 54 minutes 47 seconds West 1747.47 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 54 minutes 47 seconds West a distance of 717.68 feet, thence run North 32 degrees 14 minutes 14 seconds West a distance of 35.50 feet, thence run South 89 degrees 54 minutes 47 seconds East a distance of 718.27 feet, thence run North 27 degrees 02 minutes 53 seconds East a distance of 1,214.30 feet, to the point of curve of a non tangent curve to the left, thence run southeasterly along said curve having a radius of 170.00 feet, through a central angle of 10 degrees 49 minutes 59 seconds for an arc distance of 32.14 feet (chord of said arc bears South 42 degrees 08 minutes 11 seconds East 32.09 feet), thence run South 27 degrees 02 minutes 53 seconds West a distance of 1,221.29 feet, to the POINT OF BEGINNING, said lands containing 1.33 acres, more or less.



80' INGRESS, EGRESS, DRAINAGE, UTILITY, AND RECREATION EASEMENT
 $\Delta=10^{\circ}49'59''$
 $R=170.00'$
 $L=32.14'$
 $CH=S42^{\circ}08'11''E$
 $32.09'$

NOTES:

- THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS NOTED.
- THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
- RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS.
- THIS PROPERTY LIES IN FLOOD ZONE(S) A & X, AS PER FLOOD INSURANCE MAP PANEL No. 120143 0175 D, DATED 11/19/97.
- IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL. THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
- ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED
- THE TIE FROM THE P.O.C. TO THE P.O.B. IS NOT TO SCALE.
- BEARINGS ARE BASED ON THE OVERALL BOUNDARY BY A.D.P. FOR MAGNOLIA HILLS.

SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE	P.O.C. - POINT OF COMMENCEMENT
AC - ACRES ±	P.O.B. - POINT OF BEGINNING
CH - CHORD	R - RADIUS OR RANGE
O.R. - OFFICIAL RECORD BOOK	R/T - RIGHT OF WAY
D.B. - DEED BOOK	SCM - SET CONCRETE MONUMENT
PC - PAGE	(4" X 4") UNLESS NOTED
FCM - FOUND CONCRETE MONUMENT	SEC - SECTION
FIR - FOUND IRON ROD	SIR - SET 5/8" IRON ROD/CAP #5500
(6/8" UNLESS NOTED.)	SNC - SET NAIL AND CAP #950
F.I.R.M. - FLOOD INSURANCE RATE MAP	UNREC. - UNRECORDED
FIP - FOUND IRON PIPE	LB. - LICENSED BUSINESS
FPIP - FOUND PINCHED IRON PIPE	(M)-PER SURVEY (P)-PER PLAT
FNC - FOUND NAIL AND CAP	(D)-PER DEED OR DESCRIPTION
L - ARC LENGTH	(C)-AS CALCULATED
T - TOWNSHIP OR TANGENT	
LB. - LICENSED BUSINESS	
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM	

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 61G17-6).

Alan D. Platt

7/13/09
DATE SIGNED

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

05/05/05
DATE SURVEYED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO:
GLENN B. & NONA J. KENNEDY
AM SOUTH BANK
LAWYERS TITLE INSURANCE CORPORATION

A.D. Platt
 & ASSOCIATES, INC. • LAND SURVEYORS
 489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
 PHONE: (904) 388-1036 FAX: (904) 388-1108
 LICENSED BUSINESS No. 6290

BOUNDARY SURVEY OF
PROPOSED BOUNDARY SPLIT OF:
LOT 4
MAGNOLIA HILLS (UNRECORDED)
SECTIONS 11 & 12 TOWNSHIP 2 NORTH
RANGE 2 EAST, LEON COUNTY, FLORIDA

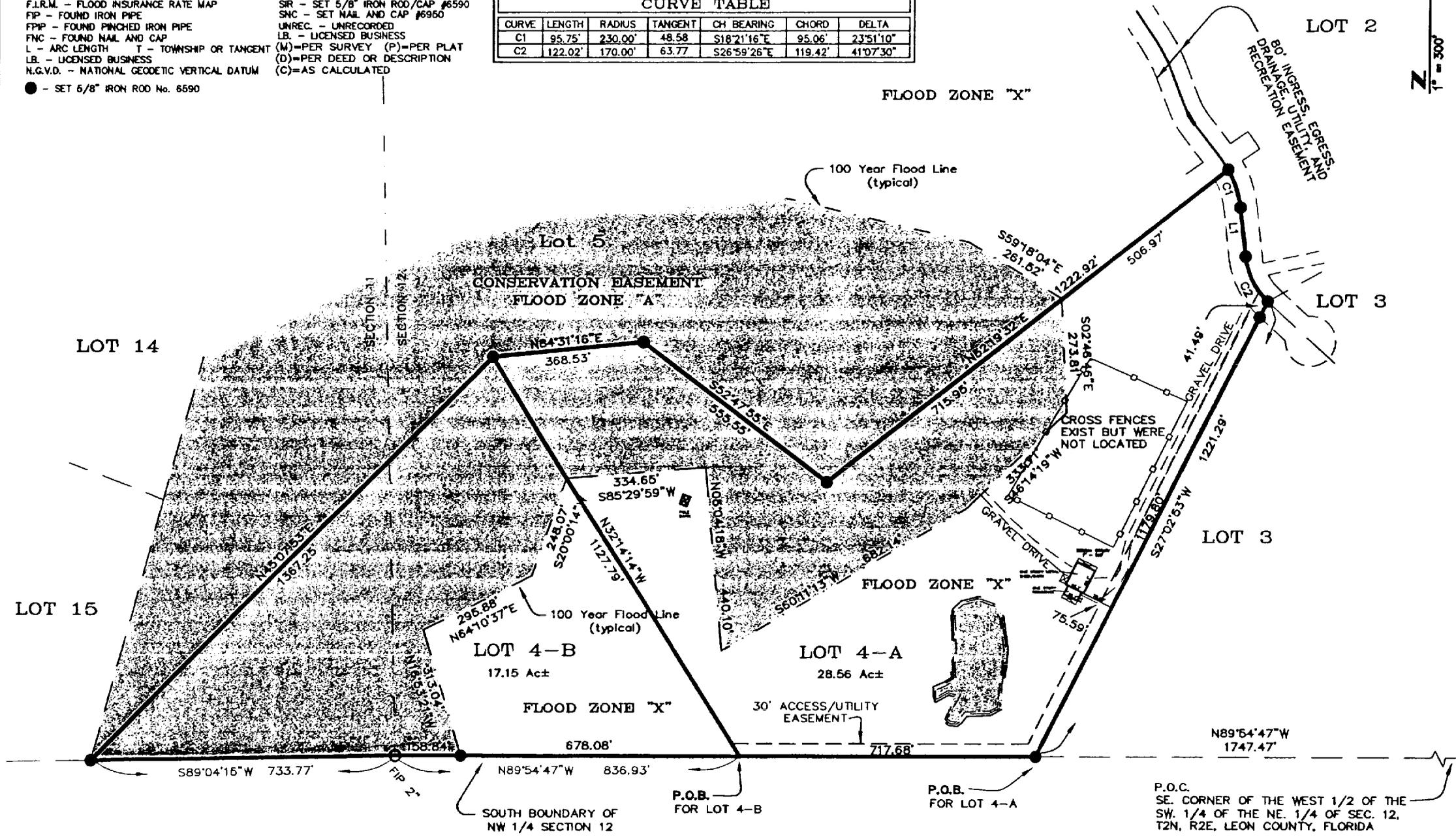
DRAWING:
4944-48S
PROJECT:

SYMBOLS & ABBREVIATIONS

- Δ - CENTRAL ANGLE
- AC - ACRES ± CH - CHORD
- O.R. - OFFICIAL RECORD BOOK
- D.B.L. - DEED BOOK PG. - PAGE
- FCM - FOUND CONCRETE MONUMENT
- FIR - FOUND IRON ROD (5/8" UNLESS NOTED.)
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- FIP - FOUND IRON PIPE
- FPIP - FOUND PINCHED IRON PIPE
- FNC - FOUND NAIL AND CAP
- L - ARC LENGTH T - TOWNSHIP OR TANGENT
- LB. - LICENSED BUSINESS
- N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
- - SET 5/8" IRON ROD No. 6590
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- R - RADIUS OR RANGE
- R/W - RIGHT OF WAY
- SCM - SET CONCRETE MONUMENT (4" X 4" UNLESS NOTED)
- SEC. - SECTION
- SIR - SET 5/8" IRON ROD/CAP #6590
- SNC - SET NAIL AND CAP #6950
- UNREC. - UNRECORDED
- LB. - LICENSED BUSINESS
- UNREC. - UNRECORDED
- (M) - PER SURVEY (P) - PER PLAT
- (D) - PER DEED OR DESCRIPTION
- (C) - AS CALCULATED

LINE TABLE		
LINE	LENGTH	BEARING
L1	118.13	S06°26'41"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BEARING	CHORD	DELTA
C1	95.75'	230.00'	48.58	S18°21'16"E	95.06'	23°51'10"
C2	122.02'	170.00'	63.77	S26°59'26"E	119.42'	41°07'30"



CERTIFIED TO:

GLENN B. & NONA J. KENNEDY
 AM SOUTH BANK
 LAWYERS TITLE INSURANCE CORPORATION

A.D. Platt
 & ASSOCIATES, INC. • LAND SURVEYORS
 480 ORLANDO ROAD, TALLAHASSEE, FL 32303
 PHONE: (904) 885-1100 FAX: (904) 365-1106
 LICENSED BUSINESS No. 6890

BOUNDARY SURVEY OF
 PROPOSED BOUNDARY SPLIT
 OF LOT 4
 MAGNOLIA HILLS (UNRECORDED)
 SECTIONS 11 & 12 TOWNSHIP 2 NORTH
 RANGE 2 EAST, LEON COUNTY, FLORIDA

DRAWING:
 4944-48S
 PROJECT:
 4944

P.O.C.
 SE. CORNER OF THE WEST 1/2 OF THE
 SW. 1/4 OF THE NE. 1/4 OF SEC. 12,
 T2N, R2E, LEON COUNTY, FLORIDA